

CITY OF HOBOKEN
PLANNING BOARD
SUBDIVISION & SITE PLAN REVIEW

- - - - - X
SUBDIVISION and SITE PLAN REVIEW : July 13, 2016
COMMITTEE MEETING OF THE CITY :
OF HOBOKEN : 7:10 p.m.
- - - - - X

Held At: 94 Washington Street
Hoboken, New Jersey

B E F O R E:

Chairman Gary Holtzman
Vice Chair Frank Magaletta
Commissioner Ryan Peene

A L S O P R E S E N T:

Andrew R. Hipolit, PE, PP, CME
Board Engineer

David Glynn Roberts, AICP/PP, LLA, RLA
Board Planner

Patricia Carcone, Board Secretary

PHYLLIS T. LEWIS
CERTIFIED COURT REPORTER
CERTIFIED REALTIME COURT REPORTER
(732) 735-4522

A P P E A R A N C E S:

DENNIS M. GALVIN, ESQUIRE
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Attorney for the Board.

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1 CHAIRMAN HOLTZMAN: We are going to get
2 started, gentlemen.

3 Folks?

4 It is Wednesday, July 13th, 2016. It
5 is 7:10 p.m. This is the Planning Board Subdivision
6 and Site Plan Review Committee Meeting.

7 I would like to advise all of those
8 present that notice of this meeting has been
9 provided to the public in accordance with the
10 provisions of the Open Public Meetings Act, and that
11 notice was published in The Jersey Journal and on
12 the city's website. Copies were also provided to
13 The Star-Ledger, The Record, and placed on the
14 bulletin board in the lobby of City Hall.

15 Pat, please call the roll.

16 MS. CARCONE: Commissioner Holtzman?

17 CHAIRMAN HOLTZMAN: Here.

18 MS. CARCONE: Commissioner Magaletta?

19 VICE CHAIR MAGALETTA: Here.

20 MS. CARCONE: And Commissioner Peene?

21 COMMISSIONER PEENE: Here.

22 CHAIRMAN HOLTZMAN: Thank you.

23 (Continue on the next page)

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CITY OF HOBOKEN
 Subdivision & Site Plan Review
 HOP-16-14

- - - - - X
 RE: 206 Jefferson Street : July 13, 2016
 Block 39, Lots 4, 32.1, 32.02 and 35 :
 Applicant: Jefferson Lofts, LLC : 7:10 p.m.
 Preliminary Major Site Plan & :
 Subdivision Review :
 - - - - - X

Held At: 94 Washington Street
 Hoboken, New Jersey

B E F O R E:

Chairman Gary Holtzman
 Vice Chair Frank Magaletta
 Commissioner Ryan Peene

A L S O P R E S E N T:

Andrew R. Hipolit, PE, PP, CME
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3 730 Brewers Bridge Road
4 Jackson, New Jersey 08527
5 (732) 364-3011
6 Attorney for the Board.

7 A L S O P R E S E N T:

8 Frank Minervini

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1 CHAIRMAN HOLTZMAN: So the first item
2 on our agenda is 206 Jefferson, which we received a
3 notice from Mr. Burke.

4 Dave, can you give us a little
5 background on this?

6 MR. ROBERTS: Yes.

7 CHAIRMAN HOLTZMAN: They pulled the
8 application for this evening.

9 MR. ROBERTS: They pulled the
10 application, right.

11 Basically we had called out in our
12 review for the SSP that having two principal
13 buildings on the same lot required a variance, so I
14 think it is Section 196-22(c), which basically is --
15 it's in the supplemental regulations. It just says
16 the only place you can have two buildings on one lot
17 is in a PUD.

18 So we called it out as a variance. At
19 the time when I wrote the letter, because it is in
20 the lot regulations, supplementary lot regulations,
21 I thought it might be a C.

22 When I asked whether it was a C or a D,
23 we looked into it. It turns out actually the
24 Municipal Land Use Law in the (d)(1) section says
25 any use or principal structure that is not permitted

1 is a (d)(1) variance.

2 So effectively, we made a determination
3 that it required a variance.

4 They have a couple of different ways
5 that they can remedy that situation, so that it
6 doesn't apply. They can either subdivide the
7 property and put a different building on each lot.
8 They can join the buildings. That probably would be
9 less probable of that, so they are regrouping and
10 they are going to reapply when they got that figured
11 out.

12 CHAIRMAN HOLTZMAN: Okay. So Mr. Burke
13 is not here this evening.

14 Mr. Minervini is here. Is there
15 anything that you want to tell us about this or --

16 MR. MINERVINI: No. We thought it
17 would probably -- it would be a C variance. So now
18 that it is a D, it will take us to the Zoning Board,
19 so we are going subdivide the properties, have one
20 building on either and come back.

21 CHAIRMAN HOLTZMAN: Okay. Great.
22 Thank you.

23 The second item on our agenda is 302
24 Garden Street.

25 MS. CARCONE: So, Gary, excuse me. We

1 are just going to deem that incomplete just to get
2 us off any --

3 VICE CHAIR MAGALETTA: Is it withdrawn?

4 CHAIRMAN HOLTZMAN: Is it actually
5 withdrawn?

6 MR. ROBERTS: There should be a
7 letter --

8 MS. CARCONE: Yeah. It says that they
9 are going to resubmit. But just for purposes of
10 tonight, we are just going to deem them incomplete
11 because --

12 CHAIRMAN HOLTZMAN: I think that is
13 probably a good form, so --

14 MR. ROBERTS: You should deem them
15 incomplete.

16 CHAIRMAN HOLTZMAN: Right. So,
17 gentlemen --

18 MR. GALVIN: Well, let me just --

19 CHAIRMAN HOLTZMAN: Go ahead, Dave.

20 MR. GALVIN: -- Mr. Minervini is still
21 here.

22 CHAIRMAN HOLTZMAN: Mr. Minervini is
23 here, yes.

24 MR. GALVIN: In Mr. Burke's letter, he
25 was hinting that he was looking for like a bargain

1 price for like when we split up these two
2 applications, it is like, well, you know, what
3 happens.

4 When you have two applications, you
5 have two separate application fees. You have two
6 separate escrow fees, so there is no way to salvage
7 this fee-wise.

8 MR. MATULE: There's no twofer?

9 (Laughter)

10 MR. GALVIN: Yeah. We are not giving
11 out bargains.

12 MR. MINERVINI: I think the client
13 understands that.

14 MR. GALVIN: It's probably now more
15 money because now you have to subdivide --

16 MR. MINERVINI: Yes.

17 MR. GALVIN: -- if you have to
18 subdivide.

19 MR. MINERVINI: Yes, that's understood.
20 I think, I'm not sure -- I didn't read
21 his letter, but we were hoping that we could present
22 them together because they are related in several
23 important ways.

24 MR. GALVIN: The answer is it depends.
25 I don't know that we can make that determination

1 yet.

2 MR. MINERVINI: Of course.

3 MR. GALVIN: We've had Verizon. We
4 have had Verizon cases, where the testimony was
5 almost identical, then, yes, I agree with that. But
6 I would have to see how they're -- other than being
7 located next to each other, I don't know that they
8 are the same case.

9 MR. ROBERTS: And I think there is
10 going to be a subdivision involved one way or
11 another with maybe a third property, right, so --

12 MR. MINERVINI: No. Those are already
13 subdivided.

14 I think you can determine it when the
15 plans are submitted. My feeling is that when you
16 see them, you might feel differently.

17 MR. GALVIN: Yeah, yeah. If there's
18 like two things, they look the same, they have all
19 of the same variance relief, maybe.

20 MR. MINERVINI: Well, not that it
21 matters now, we can talk about it at another time,
22 but that's not the case. It is shared amenities.
23 One property sort of touches another. You know, I
24 think you have to see it.

25 MR. GALVIN: Well, look --

1 CHAIRMAN HOLTZMAN: You understand the
2 concerns, so just make sure you address it when you
3 come for a completion meeting.

4 MR. MINERVINI: Understood.

5 CHAIRMAN HOLTZMAN: So then, gentlemen,
6 are we all in agreement for purposes of 206
7 Jefferson, that we will deem that incomplete at this
8 point?

9 VICE CHAIR MAGALETTA: Yes.

10 COMMISSIONER PEENE: Yes.

11 CHAIRMAN HOLTZMAN: Yes.

12 So we'll formally, I guess Pat will
13 notice them on that, that it is deemed incomplete,
14 and we'll wait for a new subdivision.

15 MS. CARCONE: Yes.

16 CHAIRMAN HOLTZMAN: Okay.

17 (The matter concluded)

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C E R T I F I C A T E

I, PHYLLIS T. LEWIS, a Certified Court Reporter, Certified Realtime Court Reporter, and Notary Public of the State of New Jersey, do hereby certify the foregoing is a true and accurate transcript of the testimony as taken stenographically by and before me at the time, place and date hereinbefore set forth.

I DO FURTHER CERTIFY that I am neither a relative nor employee nor attorney nor counsel to any of the parties to this action, and that I am neither a relative nor employee of such attorney or counsel, and that I am not financially interested in the action.

s/Phyllis T. Lewis, CCR, CRCR

PHYLLIS T. LEWIS, C.C.R. XI01333 C.R.C.R. 30XR15300
Notary Public of the State of New Jersey
My commission expires 11/5/2020.
Dated: 7/13/16
This transcript was prepared in accordance with
NJAC 13:43-5.9.

CITY OF HOBOKEN
 Subdivision & Site Plan Review
 HOP-16-15

- - - - - X
 RE: 302 Garden Street : July 13, 2016
 Block 179, Lot 42 :
 Applicant: 302 Garden Re LLC : 7:10 p.m.
 Minor Site Plan Review & Variances :
 - - - - - X

Held At: 94 Washington Street
 Hoboken, New Jersey

B E F O R E:

Chairman Gary Holtzman
 Vice Chair Frank Magaletta
 Commissioner Ryan Peene

A L S O P R E S E N T:

Andrew R. Hipolit, PE, PP, CME
 Board Engineer

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ROBERT C. MATULE, ESQUIRE
Two Hudson Place (5th Floor)
Hoboken, New Jersey 07030
Attorney for the Applicant.

1 CHAIRMAN HOLTZMAN: So now we are back
2 to 302 Garden, Mr. Matule.

3 MR. MATULE: Yes. Good evening.
4 Yes. This is an application. This
5 property was previously before the Zoning Board,
6 where the application for variances was denied and a
7 companion appeal of the zoning officer's
8 determination was withdrawn.

9 It has now been refiled with the
10 Planning Board. We do have some C variances, and
11 Mr. Nastasi is the architect on the project.

12 We have the Maser letters. I have also
13 spoken with Mr. Hipolit about an environmental
14 report on the property.

15 My client generally uses Atlantic
16 Environmental Services to have the properties
17 surveyed when he buys them. This is not necessarily
18 a Phase I, because this property had substantial
19 building coverage on it at the time he bought it,
20 but we will provide some type of report to Mr.
21 Hipolit.

22 MR. HIPOLIT: And I had Joe, my
23 environmental engineer, just kind of search the
24 property, and he didn't come up with any major red
25 flags. It's more just historic fill type issues

1 that's typically in Hoboken.

2 I think if Mr. Matule's applicant or
3 his client could provide a letter from his
4 environmental engineer of this sort, and Joe just
5 did a full search of it, and as long as we don't
6 find anything other than historic fill, it would be
7 fine.

8 CHAIRMAN HOLTZMAN: Right. The concern
9 is that there was a dry cleaner there, but I
10 understand that it was more of a drop shop, that
11 there was no processing on site, so --

12 MR. MATULE: No processing on site.

13 CHAIRMAN HOLTZMAN: -- right.

14 MR. HIPOLIT: And if we can get that
15 kind of stuff in a letter, that will suffice.

16 MR. MATULE: I know years ago, like 50
17 or 60 or 70, because we had a -- as a matter of
18 fact, Atlantic Environmental did a -- what do you
19 call the maps?

20 The name is escaping me.

21 MR. HIPOLIT: Sanborn Maps?

22 MR. MATULE: Sanborn. They did a
23 Sanborn Map search back to like 1900, and I think
24 there was like an auto repair garage in the back of
25 the place in the thirties or something, but --

1 MR. HIPOLIT: Okay. So he should put
2 that all in a letter form to us, and that would
3 suffice.

4 MR. MATULE: I have that report
5 somewhere, and I'll get it for you.

6 CHAIRMAN HOLTZMAN: Yes. Let's just
7 make sure we get it on the record. We want to make
8 sure the record is complete with that.

9 MR. MATULE: I know there was also some
10 comments about the bay, the front bay.

11 CHAIRMAN HOLTZMAN: There were a number
12 of comments. We are going to go through them. That
13 is the process, right, Mr. Matule?

14 It is not our first night.

15 (Laughter)

16 MR. MATULE: No. So --

17 CHAIRMAN HOLTZMAN: Mr. Nastasi, did
18 you want to lead us off there at all or --

19 MR. MATULE: I will turn it over to Mr.
20 Nastasi -- oh, one thing, though, that I can address
21 anyway. It's not an architectural issue, but the
22 planning report referred to a fire escape on the
23 back of the building.

24 CHAIRMAN HOLTZMAN: Right.

25 MR. MATULE: Mr. Ochab I think when he

1 revised his report for this application, he didn't
2 cull that out in the previous application, which did
3 have a fire escape on the back.

4 CHAIRMAN HOLTZMAN: Oh, okay. I got
5 you.

6 MR. MATULE: So I will have him correct
7 that. There's no fire escape on the back of the
8 building.

9 CHAIRMAN HOLTZMAN: No. I'm sure there
10 isn't.

11 CHAIRMAN HOLTZMAN: Dave, did you want
12 to jump in on your report?

13 There were a couple of callouts.
14 Obviously the fire escape thing --

15 MR. ROBERTS: Right. And I think I
16 noted that a number of these things have already
17 been taken care of. The survey we received. It is
18 last updated in 2016.

19 CHAIRMAN HOLTZMAN: Okay.

20 MR. ROBERTS: There is a dimension on
21 the rear stair, and I think it is exactly three
22 feet, so that has been taken care of.

23 There is also the building depth is
24 dimensioned. It is 42 feet, John, if I remember
25 correctly. The 39.6 is the inside dimension, so

1 that we know for sure that it is 42.

2 One thing that is not called out in the
3 letter, but I want to get a confirmation from John
4 on is we normally have been asking for the building
5 coverage diagram. This building appears to be,
6 because the lot is only 28-by-70 --

7 MR. HIPOLIT: It's a hundred percent.

8 MR. ROBERTS: -- well, no, the new
9 box -- the proposed -- it is effectively a box.
10 It's 28-by-42, so that actually is exactly 60
11 percent.

12 The reason I wanted to make sure -- I
13 wanted to let this committee decide whether they
14 still want to have that silhouette diagram or
15 confirm with the architect that it is a square.

16 CHAIRMAN HOLTZMAN: You know what --

17 VICE CHAIR MAGALETTA: You can do it.
18 It is easy enough.

19 CHAIRMAN HOLTZMAN: Thank you.

20 VICE CHAIR MAGALETTA: Thank you.

21 MR. MATULE: We will provide it.

22 CHAIRMAN HOLTZMAN: And make that
23 correction on the building dimension.

24 MR. ROBERTS: Right.

25 CHAIRMAN HOLTZMAN: My question for

1 you, Dave, was this: In your report it said that
2 there is a variance required for the nonconforming
3 lot size, which I thought that we had gotten away
4 from that, so that we are minimizing the variance
5 request.

6 Is there a way, are we able to in any
7 way offer some type of like, I guess it is a
8 certificate of nonconformity to avoid having to add
9 the additional variance request?

10 VICE CHAIR MAGALETTA: I think if you
11 just cite to the ordinance, which now says if it is
12 a preexisting condition, you don't need a
13 variance -- I think --

14 CHAIRMAN HOLTZMAN: I am trying to
15 reduce the ask here.

16 MR. ROBERTS: Do you want me to deal
17 with it or --

18 MR. GALVIN: No. Go ahead. Keep
19 going.

20 MR. ROBERTS: The way it is worded, and
21 we have been putting this in every single letter,
22 and I know Councilman Doyle brought it up a number
23 of times at the hearings, it effectively says, and I
24 will just read it quickly. This is the new language
25 for the new ordinance:

1 "Lots that do not conform as to width,
2 depth or square feet requirements" -- so that would
3 be most of the ones we'll be getting -- "set forth
4 in the chapter that are lawfully preexisting lots
5 not created by variance" -- which would make it
6 nonconforming legal -- "and in existence on the
7 effective date of this chapter or that become so as
8 a result of any amendment hereto may be built upon
9 and existing structures" -- which we get some
10 times -- "already" located thereon "may be altered
11 without variance" -- and this is the important
12 part -- "provided any structure or alteration
13 conforms with the standards for height" -- which we
14 often get variances of -- "yard setbacks and lot
15 coverage" -- which we sometimes get variances of --
16 "pursuant to Chapter 196... In such cases bulk
17 requirement percentages, where applicable, shall be
18 applied instead of feet."

19 So effectively, it is saying you can
20 build on those lots as long as you don't need
21 variances, and that is why we have been calling it
22 out because every single situation, where we had a
23 nonconforming lot, we also had variances, so that
24 has been our position.

25 (Commissioner Jacobson present)

1 MS. CARCONE: You should sit back
2 there.

3 MR. GALVIN: Do you guys get it, that
4 there are conditions to that ordinance?

5 VICE CHAIR MAGALETTA: If you have a
6 variance, then you need a variance for the lot size.
7 I understand.

8 MR. GALVIN: Okay.

9 MR. ROBERTS: So that is the way we
10 have been interpreting --

11 CHAIRMAN HOLTZMAN: That's sort of
12 like --

13 MR. ROBERTS: -- and that is why it has
14 been in the resolutions --

15 CHAIRMAN HOLTZMAN: -- it is like a
16 double safety, right?

17 MR. GALVIN: I understand what you are
18 saying, because if you didn't have those other
19 needed variances, then it wouldn't trigger this
20 variance, right?

21 So if you did a perfect job on the lot,
22 on an undersized lot, you would be able to build --

23 MR. ROBERTS: Right.

24 MR. GALVIN: -- so it has nothing to do
25 with us.

1 In other words, if you walked into the
2 building department and the zoning office and you
3 were going to build something that had an undersized
4 lot, but you could comply with these other side yard
5 height and --

6 MR. ROBERTS: Where as before you had
7 to go to the Zoning Board, if you were a
8 single-family house.

9 MR. GALVIN: Okay.

10 CHAIRMAN HOLTZMAN: Okay. We're trying
11 to make it easier.

12 MR. ROBERTS: Yeah, and there may be
13 and there probably is another way to.

14 If the intent was to wipe out the
15 nonconforming standards all together by saying you
16 don't need to ask for a variance for a building on a
17 nonconforming lot, then we would probably word that
18 differently --

19 MR. GALVIN: I don't think it really --
20 it doesn't really hurt anybody that it's there. It
21 is not slowing anybody down.

22 CHAIRMAN HOLTZMAN: Okay. Good.

23 I know in Andy's letter, John, there
24 were a couple of callouts about the first floor
25 height elevation that really struck me, and the

1 elevation discrepancies between the plans and the
2 survey.

3 MR. NASTASI: I don't think we are
4 changing the ground floor elevation --

5 MR. HIPOLIT: It's just that some of
6 this stuff was a little bit unclear. We can talk
7 about where -- just some clarity --

8 CHAIRMAN HOLTZMAN: Were the numbers
9 picked up incorrectly from the survey to the plans?

10 MR. HIPOLIT: Probably. I think that
11 may be between the new survey, and I think it is
12 going to be okay, but we should clarify those
13 numbers.

14 MR. NASTASI: Yes, we will.

15 MR. HIPOLIT: Okay. Because when we
16 go -- when you look at the flood plain management
17 stuff, it could affect that, too. I don't think it
18 does. I think if the numbers are right across the
19 board --

20 CHAIRMAN HOLTZMAN: The intention is to
21 build it at grade.

22 MR. NASTASI: Right, and we have three
23 dimension -- in the new survey we have 8.89 --

24 CHAIRMAN HOLTZMAN: They'll take a look
25 at the numbers and make sure we get them squared

1 away.

2 MR. NASTASI: Absolutely.

3 CHAIRMAN HOLTZMAN: Thank you.

4 MR. HIPOLIT: Then in our letter we
5 talked already about the Phase I.

6 What I would like to just highlight as
7 far as the floodproofing in the building, the
8 commercial spaces are going to be dry floodproofed,
9 and the residential access should be wet
10 floodproofed obviously.

11 MR. NASTASI: Yes.

12 MR. HIPOLIT: There was a previous
13 letter issued on this back in November of '15 --

14 MR. MATULE: That was for the previous
15 application.

16 MR. HIPOLIT: Yeah. It will be
17 updated, but, you know, that is pretty consistent
18 with what you need as far as flood plain management.

19 And as far as our letter, most of the
20 stuff is more cleanup stuff than anything. I don't
21 really have --

22 CHAIRMAN HOLTZMAN: Details for the
23 landscaping, details for -- stormwater calcs --

24 MR. ROBERTS: Correct.

25 Those are in both of our letters.

1 And the other thing that's common is a
2 question about apparently there was a cellar of some
3 sort --

4 MR. HIPOLIT: Yeah. It's got to be
5 shown --

6 MR. ROBERTS: -- is that going to be
7 filled?

8 There was a callout on both letters --

9 CHAIRMAN HOLTZMAN: Is that a
10 confirmation there, John?

11 MR. NASTASI: It is being filed in.

12 CHAIRMAN HOLTZMAN: Okay.

13 MR. NASTASI: And then also George
14 Gloede is working on the stormwater management plan,
15 so a lot of those other comments will be picked up
16 as well.

17 CHAIRMAN HOLTZMAN: Okay.

18 MR. HIPOLIT: And he called us, and we
19 met with him, so we talked about some of those
20 issues.

21 CHAIRMAN HOLTZMAN: Okay.

22 I know there are two things just sort
23 of fair warning, you know, nobody needs surprises,
24 of the two and a half foot bay window extensions,
25 the team normally has a conversation about those, so

1 you should be prepared to have a conversation about
2 those or potentially offer additional options.

3 MR. NASTASI: I actually brought with
4 me, although I know I'm not presenting it tonight,
5 but I brought with me modifications to push the bay
6 back at the recommendation of the Board --

7 CHAIRMAN HOLTZMAN: Okay.

8 MR. HIPOLIT: I would just revise -- I
9 would provide those plans during the hearing.

10 CHAIRMAN HOLTZMAN: Yeah. Make sure
11 they are in -- I mean, are you -- so is it your
12 proposal then to make an adjustment from the two and
13 a half foot plan that we have in front of us now?

14 MR. NASTASI: Yes.

15 CHAIRMAN HOLTZMAN: Okay.

16 MR. NATASI: So we are going to revise
17 that bay to go back to the 12-inch bay.

18 MR. HIPOLIT: Okay.

19 CHAIRMAN HOLTZMAN: Which normally has
20 been what the Board has been comfortable with.

21 VICE CHAIR MAGALETTA: We're leaning
22 towards, yeah.

23 MR. ROBERTS: Mr. Chairman, there was
24 also some comments. There's some apparently other
25 detail in that ordinance that Andy called out about

1 the angle and the width of the bay. I think there
2 was a maximum of eight feet in width, and there was
3 something about the right angle, so that might be
4 something -- when you do that to --

5 CHAIRMAN HOLTZMAN: The angle?

6 MR. ROBERTS: -- I am not familiar
7 with --

8 MR. MATULE: I think that is in the
9 Section 19 -- I want to say Chapter 164 --

10 MR. HIPOLIT: 164.

11 MR. MATULE: -- where they talk about
12 streets and sidewalks, where they talk about doing
13 it as of right --

14 MR. HIPOLIT: I don't know whether that
15 applies or not.

16 MR. MATULE: -- so I think the fact
17 that we are here, and we are going to ask for an
18 easement ordinance from the city addresses that as
19 opposed to doing it --

20 MR. ROBERTS: I just saw it as a
21 callout in Andy's letter --

22 MR. HIPOLIT: I think you are right.
23 If you are here addressing it, I think it is fine.

24 CHAIRMAN HOLTZMAN: Okay. Then there
25 was the lower roof deck fifth floor element?

1 MR. ROBERTS: Well, that might change
2 if the --

3 MR. NASTASI: I think it is going to be
4 a planter now because it is 12 inches --

5 CHAIRMAN HOLTZMAN: Okay. So you are
6 reacting to some of the letters and some of the
7 feedback.

8 MR. NASTASI: Absolutely.

9 CHAIRMAN HOLTZMAN: Okay.
10 Anything else, Andy?

11 Okay. Gentleman?

12 VICE CHAIR MAGALETTA: Wasn't there a
13 question about the density calculation that you had?

14 MR. ROBERTS: Yes. That was really
15 just a matter of when we were talking about two
16 residential units or three, and it is definitely
17 two.

18 With the commercial space, you round up
19 to three units total, but two units are
20 residential --

21 VICE CHAIR MAGALETTA: Okay. That's
22 fine. That's what I thought --

23 MR. ROBERTS: -- but there is really no
24 jurisdictional issue. It's just how it was
25 described.

1 And Mr. Matule pointed out that because
2 we now measure height and not the number of stories,
3 that you can actually, if you can fit another floor,
4 you increase your building square footage, so that
5 changes the calculation, but it's still a total of
6 three units, one commercial, two residential.

7 VICE CHAIR MAGALETTA: Okay.

8 I don't have any further questions.

9 CHAIRMAN HOLTZMAN: Anything else, Mr.
10 Peene?

11 COMMISSIONER PEENE: No.

12 CHAIRMAN HOLTZMAN: Want to deem this
13 complete, gentlemen?

14 COMMISSIONER PEENE: Yes.

15 VICE CHAIR MAGALETTA: Yes, with those
16 things you discussed, yes.

17 COMMISSIONER PEENE: Yes.

18 CHAIRMAN HOLTZMAN: Great.

19 MR. MATULE: What is the calendar like?

20 MS. CARCONE: On September 6th.

21 MR. MATULE: What?

22 MS. CARCONE: September. September
23 6th.

24 MR. MATULE: September 6th?

25 MS. CARCONE: Yes.

1 CHAIRMAN HOLTZMAN: The summer goes
2 fast.

3 MS. CARCONE: Yes.

4 MR. GALVIN: Get your winter coat out.

5 MR. NASTASI: That is depressing.

6 MS. CARCONE: It is.

7 MR. NASTASI: That is depressing.

8 MR. MATULE: That will give us plenty
9 of time to make the revisions --

10 MR. GALVIN: It is still going to be
11 hot in the first week of September.

12 MR. HIPOLIT: It just goes to show you,
13 it is almost Christmas.

14 (Laughter)

15 MS. CARCONE: Yeah, happy shopping
16 days.

17 CHAIRMAN HOLTZMAN: Thank you,
18 gentlemen.

19 MR. NASTASI: I'm going to be at the
20 beach, so I can't make an August meeting --

21 VICE CHAIR MAGALETTA: We're going to
22 have it in August --

23 (Laughter)

24 MR. GALVIN: Well, I'm glad we could
25 hook you up.

1 COMMISSIONER PEENE: You are going to
2 have to skype from Capri.

3 (Laughter)

4 CHAIRMAN HOLTZMAN: Excellent.

5 Thank you, guys.

6 (The matter concluded)

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C E R T I F I C A T E

I, PHYLLIS T. LEWIS, a Certified Court Reporter, Certified Realtime Court Reporter, and Notary Public of the State of New Jersey, do hereby certify that the foregoing is a true and accurate transcript of the testimony as taken stenographically by and before me at the time, place and date hereinbefore set forth.

I DO FURTHER CERTIFY that I am neither a relative nor employee nor attorney nor counsel to any of the parties to this action, and that I am neither a relative nor employee of such attorney or counsel, and that I am not financially interested in the action.

s/Phyllis T. Lewis, CCR, CRCR

PHYLLIS T. LEWIS, C.C.R. XI01333 C.R.C.R. 30XR15300
Notary Public of the State of New Jersey
My commission expires 11/5/2020.
Dated: 7/13/16
This transcript was prepared in accordance with
NJAC 13:43-5.9.

CITY OF HOBOKEN
Subdivision & Site Plan Review
HOP-16-16

- - - - - X
 RE: 527-529 Monroe Street : July 13, 2016
 Block 67, Lots 14 and 15 :
 Applicant: 527 Monroe Street, LLC : 7:20 p.m.
 Minor Site Plan Review & Variances :
 - - - - - X

Held At: 94 Washington Street
Hoboken, New Jersey

B E F O R E:

Chairman Gary Holtzman
 Vice Chair Frank Magaletta
 Commissioner Ryan Peene

A L S O P R E S E N T:

Andrew R. Hipolit, PE, PP, CME
 Board Engineer

David Glynn Roberts, AICP/PP, LLA, RLA
 Board Planner

Patricia Carcone, Board Secretary

PHYLLIS T. LEWIS
 CERTIFIED COURT REPORTER
 CERTIFIED REALTIME COURT REPORTER
 (732) 735-4522

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Two Hudson Place (5th Floor)
Hoboken, New Jersey 07030
Attorney for the Applicant.

A L S O P R E S E N T:

Frank Minervini, Architect

1 CHAIRMAN HOLTZMAN: So the next item
2 is -- let's keep moving, right?

3 We have four minutes to finish this.
4 527-529 Monroe, here we go.

5 MR. MATULE: Good evening.

6 All right. Frank, why don't you
7 address the Maser letters?

8 CHAIRMAN HOLTZMAN: So you guys came
9 back. You made a couple of quick adjustments,
10 mostly to the left side of the building, and here we
11 are, and to the back.

12 MR. MINERVINI: We reduced the lot
13 coverage and reduced the depth of the balcony, which
14 removed two variances.

15 CHAIRMAN HOLTZMAN: Okay.

16 MR. MINERVINI: Andy's letter, there is
17 nothing in there that I think we can't very quickly
18 easily address.

19 CHAIRMAN HOLTZMAN: Okay.

20 Mr. Roberts?

21 MR. ROBERTS: Yes. Just a couple of --
22 just double check the notes on the balconies.

23 MR. MINERVINI: Yes. I did see that.
24 I still have a dimension showing the old
25 dimension --

1 CHAIRMAN HOLTZMAN: Okay. So just a
2 little cleanup work on --

3 MR. ROBERTS: The square footage as
4 well.

5 MR. MINERVINI: Yes.

6 MR. ROBERTS: And then also the section
7 still should show the eight feet --

8 MR. MINERVINI: Yes, I will correct the
9 balcony --

10 MR. ROBERTS: -- so just go through and
11 clean it up, and I think you will be fine.

12 CHAIRMAN HOLTZMAN: Great.

13 Nothing else?

14 MR. ROBERTS: No.

15 CHAIRMAN HOLTZMAN: Great.

16 Gentlemen, any questions here?

17 We've obviously seen this recently.

18 I'm pretty familiar with this one.

19 VICE CHAIR MAGALETTA: It's fine.

20 CHAIRMAN HOLTZMAN: Deem this complete?

21 COMMISSIONER PEENE: Yes.

22 VICE CHAIR MAGALETTA: Yes.

23 MR. MATULE: September 6th?

24 MS. CARCONE: September 6th.

25 (Discussion held off the record)

1 COMMISSIONER PEENE: Chairman, motion
2 to adjourn the Site Plan Committee Meeting.

3 VICE CHAIR MAGALETTA: Second.

4 CHAIRMAN HOLTZMAN: All in favor?

5 (All Board members answered in the
6 affirmative)

7 CHAIRMAN HOLTZMAN: Thank you.

8 So you are stepping off, Frank?

9 VICE CHAIR MAGALETTA: Yes.

10 (The meeting concluded)

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C E R T I F I C A T E

I, PHYLLIS T. LEWIS, a Certified Court Reporter, Certified Realtime Court Reporter, and Notary Public of the State of New Jersey, do hereby certify that the foregoing is a true and accurate transcript of the proceedings as taken stenographically by and before me at the time, place and date hereinbefore set forth.

I DO FURTHER CERTIFY that I am neither a relative nor employee nor attorney nor counsel to any of the parties to this action, and that I am neither a relative nor employee of such attorney or counsel, and that I am not financially interested in the action.

s/Phyllis T. Lewis, CCR, CRCR

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